

FOR LEASE

515B Leaman Ave



MILLERSVILLE, PA 17551

**TWO-STORY RETAIL OR
PROFESSIONAL OFFICE PROPERTY**

RECENTLY UPDATED

DRIVE THRU

AMPLE PARKING



BREE ROBINSON
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HIGH ASSOCIATES LTD. • 1853 WILLIAM PENN WAY • LANCASTER, PA 17601 • 717.293.4477 • HIGHASSOCIATES.COM

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LEASE INFORMATION

Available SF:	2,400 SF
Lease Rate:	\$11.75 SF/yr NNN
CAM:	\$4.65 PSF
County:	Lancaster
Municipality:	Millersville Borough

PROPERTY OVERVIEW

Located in Millersville Center just minutes from Millersville University's campus, this former bank offers ample parking, new flooring and paint throughout the first floor, a drive-through window, and an open floor plan. Ideal for professional or medical office or retail.

OFFERING SUMMARY

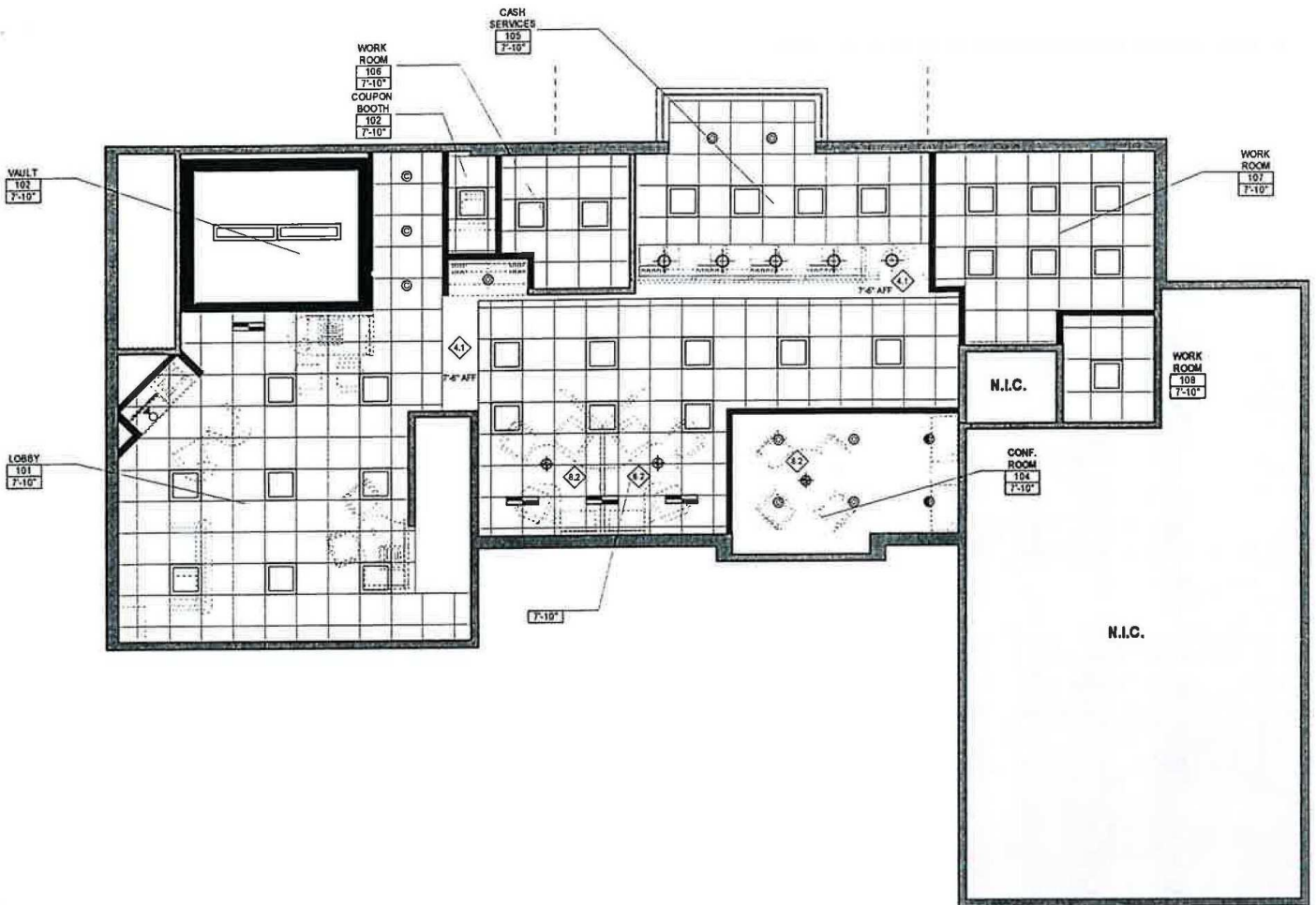
HVAC:	Central A/C	Lighting:	Fluorescent
Parking:	99 on-site	Signage:	Yes
Water:	Public	Cotenants:	Pizza Shop, Bakery, Salon, Financial Advisor,
Sewer:	Public		
Zoning:	Downtown District		
Electric/Gas:	Electric		



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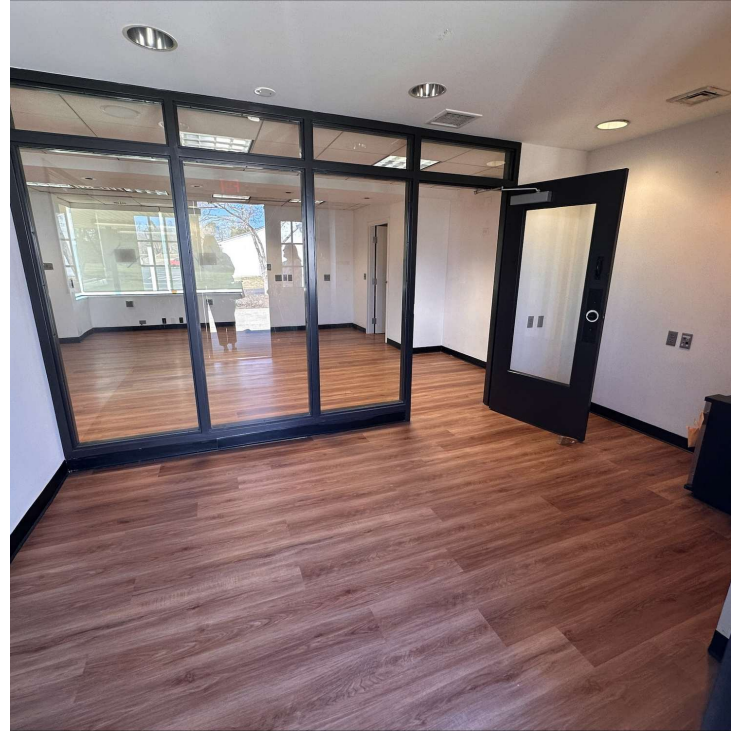
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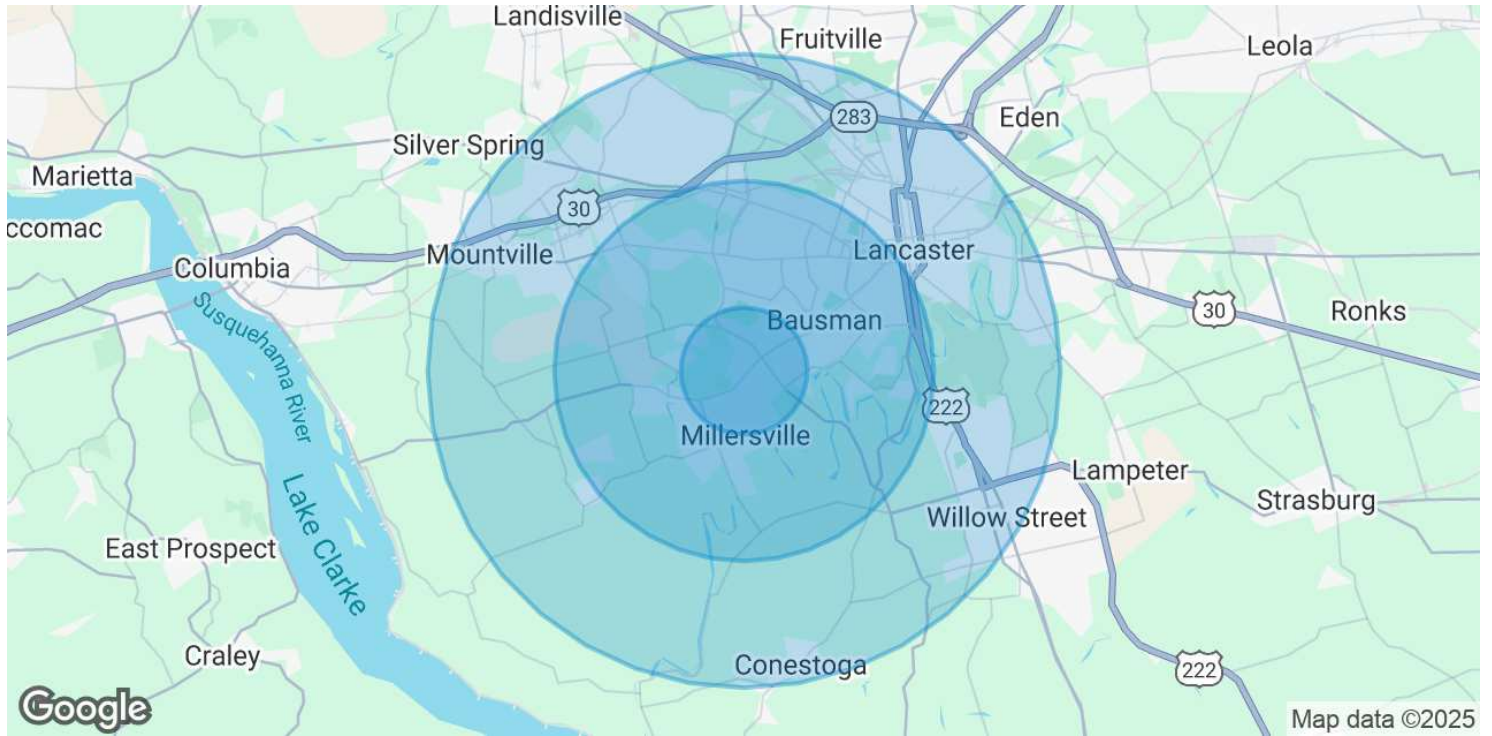
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,595	70,040	162,747
Average Age	39	39	41
Average Age (Male)	39	38	40
Average Age (Female)	40	40	41
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,756	26,375	62,899
# of Persons per HH	2.8	2.7	2.6
Average HH Income	\$94,699	\$90,659	\$98,024
Average House Value	\$275,671	\$256,333	\$292,394

* Demographic data derived from 2020 ACS - US Census

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*Every Company dreams its dreams and sets its standards
These are ours . . .*

We are committed to two great tasks:

1. BUILDING TRUSTWORTHY RELATIONSHIPS.

- Valuing our customers and meeting their needs.
- Respecting the dignity of all co-workers and their families.
- Energizing our teamwork with participative management.
- Recognizing and rewarding the accomplishments of our co-workers.
- Strengthening our partnership with suppliers.
- Contributing to a world of beauty and prosperity and peace.

2. BEING INNOVATIVE LEADERS.

- Creating an environment for innovation since 1931.
- "Right the first time" - High quality products and services.
- Investing profits to secure our future.

WE GIVE GOOD MEASURE.

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